



Montgomery County Climate Action Plan

Building Actions



VISION: Montgomery County is home to resilient and efficient buildings

- High-performance buildings should be equitably available to all County residents
- Increase energy conservation and efficiency and decrease fossil fuel use in all buildings, with the County leading by example with its own building portfolio.
- Support sustainable, carbon neutral building design, improvements, and energy sources.
- Phase in building requirements while providing transparency to residents and businesses and developing the market knowledge to best meet those requirements.
- Expand access to incentives, financing, and programs to construct or upgrade to resilient, efficient commercial and residential buildings.
- Create demand for jobs and grow the workforce by transitioning to resource-efficient, low-carbon, resilient buildings.

ACTIONS:

- B-1: Electrification Requirements for Existing Commercial and Public Buildings
- B-2: Electrification Requirements for Existing Residential Buildings
- B-3: Energy Performance Standard for Existing Commercial & Multifamily Buildings
- B-4: Electrification Incentives for Existing Buildings
- B-5: All-Electric Building Code for New Construction
- B-6: Disincentivize and/ or Eliminate Natural Gas in New Construction
- B-7: Net Zero Energy Building Code for New Construction

SUMMARY:

Buildings make up 50% of the County's GHG emissions inventory. Identified actions will reduce emissions from buildings by ~26%. Our vision for the built environment in Montgomery County is one where high-performance buildings are equitably available to all County residents.

The actions to reduce emissions in the buildings sector include a mix of phased incentives, prescriptive requirements, performance standards, and technical assistance.

The CAP actions highlight the need for buildings to conserve energy, use energy and occupied space more efficiently, limit fossil fuel use, electrify our energy sources, and perform lifecycle analysis to address embodied carbon.

Montgomery County has developed programs to assist building owners with emissions-reductions actions, such as establishing the Montgomery County Commercial PACE Financing Program and the Montgomery County Green Bank and developing property tax incentives for high performing building. We will need to develop new programs to assist our residents, businesses, and workforce in our transition to resource-efficient, low-carbon, resilient buildings.

As we implement the CAP, we'll need to focus on the equity-enhancing measures to ensure that we provide financial and technical assistance, and our climate programs and policies are harmonized with fair housing policies, so we do not unfairly burden our vulnerable populations.

Read the [Annual Climate Work Plan](#) for the current status of Building Actions.

